

# CITY OF MANCHESTER

## PLANNING AND ZONING COMMISSION MEETING MINUTES JULY 14, 2014

### COMMISSIONERS

Jason Truesdell, Chairman (2018)  
James Labit, Secretary (2016)  
Joni Korte (2016)  
Tom Brown (2017)  
Jack Fluchel (2015)  
Mark Smith (2018)  
Dave Willson, Mayor

### CITY OFFICIALS AND STAFF

Mike Clement, Alderman, Ex-Officio member  
Franz Krintz, Planning and Zoning Director  
Melissa Barklage, Recording Secretary

### CASES

#### NUMBER

**CASE #14-SUP-006** – A request is made by Mr. Jamal Hifidh, representative for Al Manara Academy, for a Special Use Permit to open a not-for-profit educational institution at 929 Big Bend Road. The property is zoned R-4 Single Family Residential.

### REPRESENTATIVES OF CASES

- **Rashid Muhammad**  
Al Manara Academy  
2141 Sams Dr.  
Des Peres, MO  
(309) 706-4118

#### 1. CALL TO ORDER

Commissioner Truesdell called the Planning and Zoning meeting of July 14, 2014 to order at 7:04 p.m.

#### 2. ROLL CALL

Commissioner Truesdell asked the Recording Secretary to take roll.

Commissioner/Secretary James Labit	Present	Chairman Jason Truesdell	Present
Commissioner Jack Fluchel	Present	Commissioner Mark Smith	Present
Commissioner Joni Korte	Present	Alderman Mike Clement	Present
Commissioner Tom Brown	Present	Director Franz Krintz	Present
Mayor David Willson	Present	Melissa Barklage, Recording Secy	Present

#### 3. APPROVAL OF MINUTES

Commissioner Labit made the motion to approve the minutes of June 23, 2014. Motion seconded by Commissioner Smith; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

#### 4. APPROVAL OF AGENDA

Commissioner Truesdell asked if there were any changes to the agenda. Commissioner Brown made the motion to approve the agenda as presented. Commissioner Labit seconded; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

**5. OLD BUSINESS****A. No Old Business****6. NEW BUSINESS****A. CASE #14-SUP-006**

Speaking for the Special Use case is Mr. Rashid Muhammad, who is a board member at Al Manara Academy. The request is to open a not-for-profit educational institution. The Academy is currently in operation at a location in Des Peres. The curriculum at the school will have all core studies including math and science but will also include religious studies and studies of the Koran. Last year the school had enrollment of approximately 140 or 150 students. The school goes from pre-K to 8<sup>th</sup> grade. Al Manara Academy has received accreditation with the State of Missouri and the state was impressed with them receiving accreditation in the first year as it not usually common.

Chairman Truesdell asked Mr. Muhammad if it was a regular 5 day a week school. Mr. Muhammad confirmed that it was. It was a school that would replace their normal public schooling. Chairman Truesdell asked him to confirm whether the school is co-ed or not. Mr. Muhammad said that it is a co-ed school.

Mr. Muhammad also added that Al Manara Academy is eager to see things move forward quickly and smoothly. The school season will start the week after Labor Day and they would be glad to get started as soon as possible.

Director Krintz then provided the staff report. He started by stating that non-profit schools are allowed in all residential districts by Special Use Permit only. The Lafayette Bible Baptist Church did previously operate a school out of this location in the past. They have since moved out to a site in Wildwood and have left this property vacant. It appears that Al Manara Academy would be a perfect fit in the sense that the use and the buildings have already been established for this purpose. While the student body of Al Manara Academy is larger than that of the Lafayette Bible Baptist Church, there are 70 parking spaces available and 2 driveway entrances. This is an improvement in accessibility on their current location in Des Peres.

Mr. Muhammad explained that each morning there is a prayer or remembrance time and students are dropped off during this 45 minute timeframe. This regulates the number of students that are being dropped off at one time.

Director Krintz finished with stating that due to their being no outstanding issues with the use presented, staff has no objections to the request.

Commissioner Labit asked if it is leased property or would it be purchased. Mr. Muhammad stated that right now they are going to lease the property as they were not able to secure enough money in time for purchase of the property. Commissioner Labit then asked if both the buildings would be used for school. Mr. Muhammad explained that the building on the east side will be the school. Then the building on the west would have some classrooms but mostly the large room would be a room for worship. Al Manara Academy will have 6 or 7 teachers employed and they have been able to run the school efficiently with these. There will also be a principal and about 3 or 4 part-time teacher assistants.

Commissioner Fluchel asked if renovations would be needed. Mr. Muhammad stated that there are no current plans for renovations. The Academy doesn't have the funding to do renovations, nor is it necessary to do renovations for them to move into now. The only exception would be if the occupancy inspection done by St. Louis County found any items that needed to be fixed before they can move in. Commissioner Fluchel asked if the building is handicap accessible and Mr. Muhammad confirmed that it was.

Commissioner Smith asked if there might be any problems with the occupancy inspection due to the fact the Academy's student body is larger than what used to be there. Director Kraintz stated their current student body is in the much smaller building in Des Peres so didn't expect this to be a problem when St. Louis County inspects it for re-occupancy. Mr. Muhammad stated that he didn't foresee an issue with person capacity because the church itself has a max capacity but then there is a different capacity for the other building and the students will mostly like not be in the same building all at one time. Director Kraintz pointed out that Al Manara Academy is now in two buildings as opposed to one building in their last place.

Alderman Clement wanted to know where the 6 classes would take place as there only appeared to be 3 sizeable classrooms already designated in the building. Mr. Muhammad explained that they would take an open area and set up dividers to delineate the classrooms. Mr. Muhammad also specified that instead of the students rotating for different studies, the students will stay and the teachers will rotate to teach each class the different subjects. Alderman Clement also asked if there would be worship held on the premises or would it be used strictly for school. Mr. Muhammad stated that Friday would be a day of worship and Fridays at 1pm parents would be present for the worship.

Chairman Truesdell asked if the kitchen would be utilized for school lunches. Mr. Muhammad stated that they would not be serving food to the students. All students must bring their own bagged lunches. Chairman Truesdell inquired about whether all classes are taught in English. Mr. Muhammad stated that the students will be taught to speak English in their classes although some students come from families that do not speak English as a primary language. Then, Chairman Truesdell asked if there were any students that would attend the Academy that were not Islamic. Mr. Muhammad said that currently there are no non-Islamic students at the Academy but there were some teachers who were not Islamic that taught at the school.

Alderman Clement asked if Al Manara would be in competition with the other large Islamic school off of Weidman Road. Mr. Muhammad stated that it would be not be competition with this other Islamic school. Al Manara Academy is different because they offer financial aid to their students, which provides an opportunity for some to attend that could not afford it otherwise.

Chairman Truesdell made the motion to make a favorable recommendation to the Board of Alderman on CASE #14-SUP-006. Commissioner Brown seconded the motion; it was passed by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Following the vote, Director Kraintz stated that the Public Hearing for this case will be heard on August 4<sup>th</sup>. Alderman Clement also asked Mr. Muhammad if there was a time-crunch to get into the building before the academic school year required began. Mr. Muhammad confirmed they do plan to start the new school year at the end of this summer. Alderman Clement asked Mr. Muhammad if Al Manara Academy would wish to have emergency legislation on this case. Mr. Muhammad stated that they would like emergency legislation as they would like to get started to prepare for the new school year as soon as possible.

## 7. PLANNING AND ZONING DIRECTOR'S REPORT

Director Kraintz began by stating that at the last Board of Alderman meeting Sincerely Yours Bridal had the first reading of their bill. The Ship & Mail Center didn't show up at the meeting so the Board continued the case to the July 21<sup>st</sup> meeting.

Lakeshore Learning will be appearing before the Board of Alderman on August 4<sup>th</sup> and they too may be looking for emergency legislation on their Special Use case.

**8. EX-OFFICIO'S REPORT**

Alderman Clement announced that the Chadwick Subdivision will begin work on a storm water project in that area in August.

**9. COMMENTS FROM THE PLANNING AND ZONING COMMISSION**

Chairman Truesdell thanked Commissioner Labit for chairing the meeting on June 23<sup>rd</sup>.

Commissioner Brown brought up about the rental properties in his area and he does not believe these rental properties are being properly inspected as they should. He stated he would be sending the addresses of these properties to the City for review of possible violation.

Commissioner Labit brought up concerns about the brush in storm water drainage ditches preventing the proper flow of water. Alderman Clement stated that if he notices that issue in the City he can contact either the Bob Ruck in public works or his Alderman.

**10. ADJOURNMENT**

Commissioner Brown made the motion to adjourn the Planning and Zoning Commission meeting of July 14, 2014, at 7:37 p.m. Motion seconded by Commissioner Labit; motion approved by voice vote. The vote taken was recorded as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>	<u>Excused</u>
7	0	0	0

Respectfully submitted by:  
Melissa Barklage, Recording Secretary

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